

- *Residential Collector Street* - A local street which serves as a connector street between local residential streets and the thoroughfare system. Residential collector streets typically collect traffic from 100 to 400 dwelling units.
- *Local Residential Street* - Cul-de-sacs, loop streets less than 2,500 feet in length, or streets less than 1.0 mile in length that do not connect thoroughfares, or serve major traffic generators, and do not collect traffic from more than 100 dwelling units.
- *Cul-de-sac* - A short street having only one end open to traffic and the other end being permanently terminated and a vehicular turn-around provided.
- *Frontage Road* - A road that is parallel to a partial or full access controlled facility and provides access to adjacent land.
- *Alley* - A strip of land, owned publicly or privately, set aside primarily for vehicular service access to the backside of properties otherwise abutting on a street.

#### Property

- *Building Setback Line* - A line parallel to the street in front of which no structure shall be erected.
- *Easement* - A grant by the property owner for use by the public, a corporation, or person(s), of a strip of land for a specific purpose.
- *Lot* - A portion of a subdivision, or any other parcel of land, which is intended as a unit for transfer of ownership or for development or both. The word "lot" includes the words "plat" and "parcel".

#### Subdivision

- *Subdivider* - Any person, firm, corporation or official agent thereof, who subdivides or develops any land deemed to be a subdivision.
- *Subdivision* - All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, immediate or future, of sale or building development and all divisions of land involving the dedication of a new street or change in existing streets. The following shall not be included within this definition nor subject to these regulations:
  - the combination or re-combination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards contained herein
  - the division of land into parcels greater than 10 acres where no street right-of-way dedication is involved
  - the public acquisition, by purchase, of strips of land for the widening or the opening of streets
  - the division of a tract in single ownership whose entire area is no greater than 2 acres into not more than three lots, where no street right-of-way